

# Property



National Grid Property Ltd is a wholly owned subsidiary of National Grid plc that specialises in dealing with National Grid's large and complex property portfolio in the UK. The company owns and manages a portfolio of occupied and surplus properties belonging to National Grid plc and manages historic contamination on operational sites across the UK.

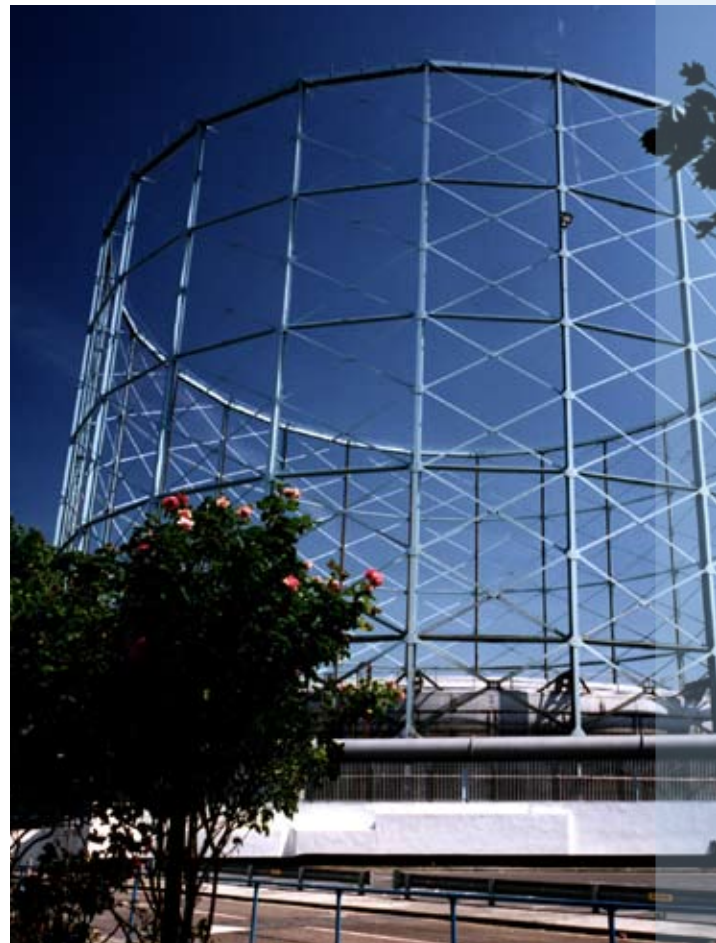
The portfolio is extremely diverse, including offices, depots, industrial buildings, electricity substations and approximately 400 former gasworks sites. Many of these sites have a long industrial history and have been used for potential contaminative industrial processes such as gas manufacture. As an organisation that acts responsibly, National Grid Property is committed to tackling this legacy to ensure that the sites can be used safely by the business and to reclaim surplus land, return it to beneficial use and help to regenerate Britain's towns and cities.

## Environment

A dedicated Environment team manage a multi-million pound programme to deal with historic contamination and to restore surplus land to beneficial use. Over the last ten years the company has embarked upon over 500 clean up projects requiring an investment of over £370 million. The team utilises alternative technologies to landfill where practicable enabling materials to be recycled, reducing traffic movements and the need for primary aggregate. For example, in 2005/06 over 60% of excavated material was recovered for re-use on site. The Environment Team also delivers gasholder demolition services to National Grid Gas.

## Property Management

National Grid Property's Estates Management and Operations Teams work together to manage the Group's occupied and surplus properties. This includes managing 900 external tenants as well as over 100 sites used by the company itself. The teams provide estates, facilities, maintenance and repair services, ensuring the efficient management of the portfolio and carry out new building and refurbishment projects.



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## Sales and Planning

The Sales and Planning teams work together to maximise the value of surplus sites for disposal. When a site is no longer required for operational purposes a planning appraisal to assess development potential is carried out, and in appropriate cases a planning application is submitted. The Sales team take the site to market and liaise with potential buyers to complete the disposal of the site.

## Environmental Commitment

National Grid Property is a recognised leader in the remediation of land contamination and works with Government and environmental regulators at all levels to develop best practice and deliver sustainable remediation solutions.

## Health and Safety

The company ensures any risk to the public is minimised and that it meets, and where appropriate exceeds, statutory requirements for health, safety and environment.

## Client Base

National Grid Property provides services to National Grid's businesses in the UK. The company also provides contaminated land management services to some of the independent gas distribution networks.

### Key Stats

- Over 500 clean up projects embarked upon on over 1300 acres of land.
- In excess of £370 million spent on the clean up of sites.
- 1300 sale deals completed over the last ten years.
- Management of 1500 buildings and land areas across more than 700 sites.
- Provision of services to around 200 occupied buildings.
- Management of around 1300 surplus buildings and land areas.

## Who is National Grid?

National Grid is one of the world's largest utilities, focused on delivering energy safely, reliably, responsibly and efficiently. We own and operate gas and electricity transmission and gas distribution networks in the UK and US and electricity distribution networks in the US. We also have a number of businesses operating in related areas such as metering, LNG importation and interconnectors.